



- Modern open plan office space
- High quality
- Car parking
- Air conditioned
- 2 passenger lifts
- Reception
- Break out area
- Meeting room available
- Shower and covered cycle racks

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575-599 Maxted Road, Hemel Hempstead Industrial Estate, Hemel  
Hempstead, Hertfordshire, HP2 7DX

Plug and Play Offices or Larger Suites in a High Quality Building  
Approx. 95 - 7,130 Sq Ft (8.83 - 662.38 Sq M)

**To Let**



**575-599 Maxted Road, Hemel Hempstead Industrial Estate, Hemel Hempstead, Hertfordshire, HP2 7DX**

## Description

BizSpace IMEX comprises a detached office building of approximately 52,000 sq.ft arranged on 4 floors available for flexible office leasing, from 6 months upwards, and from 95 sq.ft up to 7,130 sq.ft

There are 2 passenger lifts, a shared ground floor entrance and reception that is manned during normal working hours, male and female WCs on each floor and shower facilities. The building benefits from an excellent provision of parking. There is also a main break out area as well as kitchens on each floor and a meeting room for hire. Excellent fibre broadband is available at a separate cost.

The suites are available immediately for occupation

## Location

### Location

The building is on Maxted Road, part of the Maylands Business area of Hemel Hempstead. The town is well served for national and local roads as well as rail accessibility to London and Milton Keynes

Train station 3.8 Miles  
M1 (Junction 8) 1.0 Miles  
M25 (Junction 21a) 3.5 Miles  
Luton airport 12 Miles  
Central London 25.0 Miles



Photo Caption



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Floor Area

Office Suites	95 Sq Ft	8.83 Sq M
<b>Total</b>	<b>7,130 Sq Ft</b>	<b>662.38 Sq M</b>

Rent

On application

Terms

Leases are available for both short and long term arrangements

Business Rates

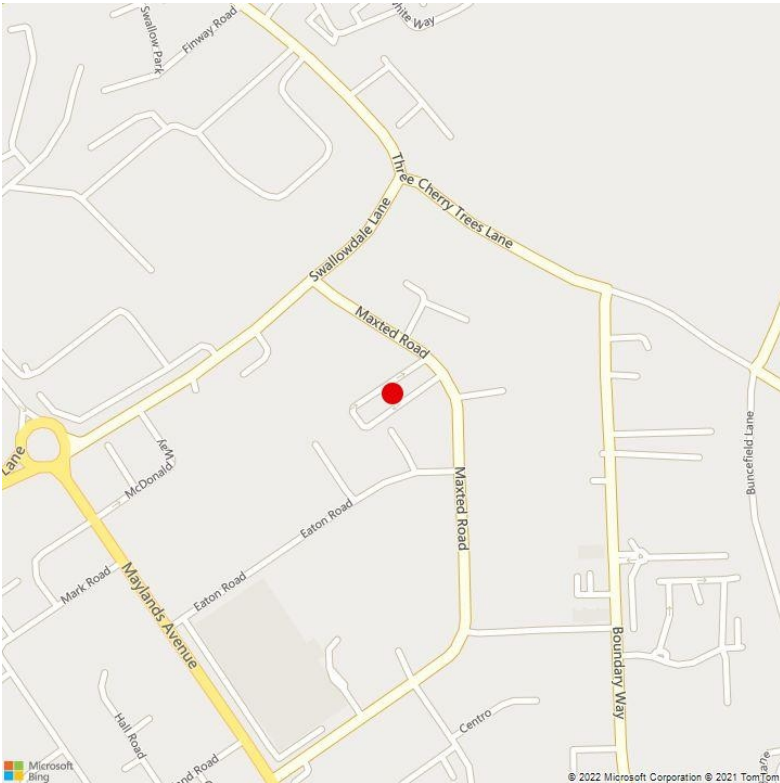
Individual rooms should be rates free subject to terms and conditions. Larger suites - cost upon application but it is expected that a suite of 1,000 sq.ft should be exempt from rates.

VAT

This property is subject to VAT.

Energy Performance Rating

Band C - 69



Viewings

Strictly by appointment via  
the soles agents - Aitchison  
Raffety 01442 220800  
Ian.archer@argroup.co.uk

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<b>Hemel 717</b>	<b>Oct-24</b>								
<b>Suite Number</b>	<b>Sq Ft</b>	<b>Annual</b>	<b>Per Month</b>	<b>Inc/Exc Utilities</b>	<b>Price p sq ft</b>	<b>Available</b>	<b>Comments</b>		
Suite 019	337	£16,879	£1,407	Inc	£ 50.08	01.10.24	Vacant		
Suite 020	334	£19,247	£1,604	Inc	£ 57.62	When Req'd	Occupied - can vacate		
Suite 030	93	£4,500	£375	Inc	£ 48.38	01.07.24	Vacant		
Suite 036	145	£7,626	£636	Inc	£ 52.59	01.10.24	Vacant		
Suite 305	1,940	£77,988	£6,499	Exc	£ 40.20	Immediate	Vacant		
Suite 307	509	£20,771	£1,731	Exc	£ 40.20	When Req'd	Occupied - can vacate		
Suite 308	2,880	£115,766	£9,650	Exc	£ 40.20	Immediate	Vacant		
<b>1st Floor</b>					<b>Minimim Price</b>				
102	509	£19,851	£1,625	Inc HVAC Exc Electricity	£ 39.00	Immediate	Vacant		
103	756	£24,192	£2,016	Inc HVAC Exc Electricity	£ 32.00	Immediate	Vacant		
104	505	£19,695	£1,642	Inc HVAC Exc Electricity	£ 39.00	Immediate	Vacant		
105	509	£19,851	£1,655	Inc HVAC Exc Electricity	£ 39.00	Immediate	Vacant		
106	505	£19,695	£1,642	Inc HVAC Exc Electricity	£ 39.00	Immediate	Vacant		
107	368	£15,824	£1,319	Inc HVAC Exc Electricity	£ 43.00	Immediate	Vacant		
108 - SOLD	366	£15,738	£1,312	Inc HVAC Exc Electricity	£ 43.00	Immediate	SOLD		
109	790	£25,280	£2,107	Inc HVAC Exc Electricity	£ 32.00	Immediate	Vacant		
110 - SOLD	260	£11,700	£975	Inc HVAC Exc Electricity	£ 45.00	Immediate	Vacant		
111 - SOLD	155	£6,975	£582	Inc HVAC Exc Electricity	£ 45.00	Immediate	SOLD		
112	155	£6,975	£582	Inc HVAC Exc Electricity	£ 45.00	Immediate	Vacant		
113	155	£6,975	£582	Inc HVAC Exc Electricity	£ 45.00	Immediate	Vacant		
114 - SOLD	155	£6,975	£582	Inc HVAC Exc Electricity	£ 45.00	SOLD	SOLD		
115 - SOLD	155	£7,440	£620	Inc HVAC Exc Electricity	£ 47.50	SOLD	SOLD		
116 - SOLD	155	£7,440	£620	Inc HVAC Exc Electricity	£ 47.50	SOLD	SOLD		
117 - SOLD	155	£7,440	£620	Inc HVAC Exc Electricity	£ 49.90	SOLD	SOLD		
118 - SOLD	155	£6,975	£582	Inc HVAC Exc Electricity	£ 45.00	SOLD	SOLD		